



***Board of Zoning Appeals Public Hearing
April 19, 2011 —7:00 P.M***

CASE NUMBER:	V-11-020
PROPERTY LOCATION:	3000 Block of Mallard Lake Place, Johns Creek, GA 30022 1st District, 2nd Section Land Lot 926
CURRENT ZONING:	R-4A Conditional (Single Family Dwelling District)
PARCEL SIZE:	0.83 Acres
PROPERTY OWNER:	Bridgewater HOA
PETITIONER:	Craig Vigliotta

REQUEST

The subject property is an existing amenities area with a swimming pool and tennis courts for Bridgewater subdivision, zoned R-4A Conditional (Single Family Dwelling District). The homeowners association for Bridgewater would like to provide outdoor lighting for the tennis courts. Due to the placement of the existing tennis courts, the applicant is unable to comply with the 50-foot light pole setback requirement applied to outdoor recreational facilities per the City of Johns Creek zoning ordinance. Therefore, the applicant has requested a variance to encroach 20 feet into the 50-foot light pole setback from all property lines to locate 20-foot tall light poles around the perimeter of the tennis courts.

The Department would note that the submitted photometrics page indicates that the illumination levels of the light poles would comply with the City of Johns Creek Night Sky Ordinance for maximum allowed off-site spill of 0.5 footcandles along residential property lines.

ADJACENT ZONING AND LAND USES

The subject property is an existing amenities area for Bridgewater subdivision, zoned R-4A Conditional (Single Family Dwelling District). The subject property is located interior to the development and is bounded by R-4A Conditional zoned residential lots on all sides. North of the subject property is Queensbury East subdivision, zoned R-4A Conditional. Directly east and south of the property is The Ridge at Brumbelow subdivision, zoned CUP Conditional (Community Unit Plan District). West of Bridgewater subdivision, across Brumbelow Road is Hartridge subdivision, zoned R-4A Conditional.

APPLICABLE CODE REQUIREMENTS

City of Johns Creek Zoning Ordinance; Article IV: General Provisions; Section 4.9.: Night Sky Ordinance; Subsection 4.9.5.: Special Uses.

A.: Outdoor Sports, Recreation Fields, or Performance Areas.

3. Off Site Spill. The installation shall also limit off-site spill (off the parcel containing the sports facility) to the maximum extent possible consistent with the illumination constraints of the

design. For all recreational or social levels of play and training fields, as well as, performance areas, illumination levels shall not exceed 1.5 footcandles at any location along any non-residential property line, and 0.5 foot-candles at any location along any residential property line.

5. Setback. All light poles shall be set back the greater of fifty feet or one foot for every foot in height from any residential property line or right-of-way.

Aerial and Vicinity Map

